Prepared by: Return to:
CASTLEMAN TITLE & ESCROW, LLC
110 Glancy Street, Suite 112
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 08/04/04 14:00 4pgs
Fees:23.00 Taxes:647.50
20040804-0093697

47

New Owner:	Send Tax Bills To:	Map/Parcel No.
Charles Gary Dickens, and wife	New Owner	Map 52-6
741 Tahlena Avenue		Parcel 89
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARJORIE JONES, as Personal Represenative of the ESTATE OF JEWELL G. SMITH, DECEASED, and MARJORIE JONES, CHRISTINE NEEDHAM, VERDA SANDERS, and LOUISE OXEDINE, being the devisees under the Last Will and Testatment of JEWELL G. SMITH, DECEASED,** hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **CHARLES GARY DICKENS, and wife, LORI P. DICKENS**, hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee - The Southern 75 feet of Lot No. 88 and all of Lot No. 89, Madison Heights Subdivision, recorded in Plan Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

Said southern part of Lot 88 fronts 75 feet on the east side of Tahlena Avenue and extends back between parallel lines 400 feet, more or less, on the northerly line, and 373.5 feet on the southerly line, measuring 75 feet on the rear line.

Lot No. 89 fronts 100 feet on the east side of Tahlena Avenue and extends back between parallel lines South 84 deg. 22' E. on the north line 373.5 feet and South 84 deg. 58' E. on the south line 339.2 feet measuring 100 feet on the rear line.

BEING the same property conveyed to Roy W. Smith, and wife, Jewell Smith, by deed from Mable Graves Jensen, a widow, devisee under the will of Daniel LeRoy Jensen, Deceased, of record in Book 2153, Page 527, Register's Office for Davidson County, Tennessee. The said Roy W. Smith having predeceased

Jewell Smith. Jewell Smith a/k/a Jewell G. Smith having since died on May 11, 2004, and pursuant to her Last Will and Testament of record in Instrument No. Will Book/Page 5668/1587954, in the Probate Court for Davidson County, Tennessee, said property was devised to Marjorie Jones, Christine Needham, Verda Sanders, and Louise Oxedine.

Marjorie Jones executes this instrument on behalf of Christine Needham, pursuant to powers granted in a Power of Attorney of record in Instrument No. 20040804-0093695, Register's Office for Davidson County, Tennessee.

Marjorie Jones executes this instrument on behalf of Verda Sanders, pursuant to powers granted in a Power of Attorney of record in Instrument No. 20040804-0093696, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands, this 29th day of July, 2004.

ESTATE OF JEWELL G. SMITH, DECEASED

Marjorie Jones
MARJORIE JONES

BY: Marjorie Jones
MARJORIE JONES,
Personal Representative

Christine Needham
CHRISTINE NEEDHAM

BY: Marjorie Jones
Marjorie Jones
Attorney-in-Fact

Verda Sanders
VERDA SANDERS

BY: Marjorie Jones
Marjorie Jones
Attorney-in-Fact

Louise Oxedine
LOUISE OXEDINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARJORIE JONES**, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the **Personal Representative of the ESTATE OF JEWELL G. SMITH, DECEASED**, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of July, 2004.



NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie J. Whitaker
Notary Public

My Commission Expires: 09-22-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARJORIE JONES and LOUISE OXEDINE,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of July, 2004.



NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

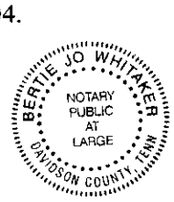
Bertie J. Whitaker
Notary Public

My Commission Expires: 09-22-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARJORIE JONES**, to me known to be the person who executed the foregoing instrument in behalf of **CHRISTINE NEEDHAM,** and acknowledged that she executed the same as the free act and deed of the said **CHRISTINE NEEDHAM**, pursuant to a Power of Attorney which appears of record in **Instrument No.** 20040804-0093695, in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of July, 2004.



NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie J. Whitaker
Notary Public

My Commission Expires: 09-22-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARJORIE JONES**, to me known to be the person who executed the foregoing instrument in behalf of **VERDA SANDERS,** and acknowledged that she executed the same as the free act and deed of the said **VERDA SANDERS**, pursuant to a Power of Attorney which appears of record in **Instrument No.** 20040804-0093696, in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of July, 2004.

Bertie J Whitaker
Notary Public

My Commission Expires:
09-22-07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 175,000.00**.

Charles Gary Dickens
Affiant

SWORN to and subscribed before me,
this 29th day of July, 2004.

Bertie J Whitaker
Notary Public

My Commission Expires: 09-22-07

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE